



The GEO Group, Inc.

**Presentation
for**

Wyoming State Penitentiary Replacement

July 18, 2017

GEO Confidential and Proprietary Information

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1. Introduction

Presentation Team



- Shayn March, VP Finance
- Selwyn Shakir, Director Design Services

***Delivering Innovative Public Private Partnership (P3)
Solutions To Address Public Sector Challenges***

What Is Success For Wyoming?

- **Minimize exposure to capital costs and project delivery risks**
- **Delivery of project on-time and within budget**
- **Seamless long-term partnership with private sector partner to manage ongoing maintenance and life cycle costs**
- **Control over the facility throughout the term of the lease**
- **Operating Efficiencies and Safety Standards**
- **Transfer of all project risks:**
 - **Design, Construction, Finance, Maintenance, Ownership, Environmental, and Life Cycle**

What Will It Take To Get There?

- **Experienced P3 developer with financial capacity**
- **Team with proven record of developing, financing, and maintaining complex P3 projects for government partners**
- **Partner with history of delivering projects on time and within budget**
- **Ability to provide best overall value and minimize risk to State**
- **Collaboration with State to develop/acquire performance specifications**
- **Execution of a long-term contract**

2. The GEO Group Difference

GEO Overview

- 30 years experience developing, financing and managing large-scale turnkey construction and operational projects for government clients
- Publicly traded real estate investment trust (REIT)
- Most experienced and successful developer and builder of prisons worldwide
- Proven success of forming long-term partnerships with clients



143 facilities worldwide



approximately 100,000 beds



23,500 employees worldwide

Facility Management and Operations

GEO Provides a Full Complement of Correctional Facility Operations Services



Own, Lease or Manage 143 Sites for Government Partners

GEO supports the Federal Bureau of Prisons, U.S. Marshals Service, U.S. Immigration and Customs Enforcement, and 10 state correctional clients

- Secure custody services
- Secure Transportation Services
- Food services
- Facility maintenance
- Correctional health & mental health care
- Academic & vocational programming
- Rehabilitation treatment

3. Project Experience

Ravenhall Prison (Melbourne, AU)

Largest Corrections Public Private Partnership Worldwide

- GEO: Project Developer
- Finance/Design/Build/Operate/Maintain
- 900,000 sq. ft.
- 25 Year Contract Term



Adelanto (Adelanto, CA)

- **GEO: Project Developer**
- **GEO owned & financed**
- **Design/Build/Operate/Maintain**
- **1,940 beds**
- **395,000 sq. ft.**



Lawton (Lawton, OK)

- **GEO: Project Developer**
- **GEO owned & financed**
- **Design/Build/Operate/Maintain**
- **2,518 beds**
- **407,868 sq. ft.**



Graceville (Graceville, FL)

- **GEO: Project Developer**
- **Public owned & bond financed**
- **Design/Build/Operate/Maintain**
- **1,884 beds**
- **356,000 sq. ft.**



4. The Way Forward

The Process

- **Stakeholder Support**
- **Selection Criteria Developed**
- **Legal, Financial, Operational and Technical Team Members Identified**
- **External Advisors**

RFP Considerations

- **Scope of Operations**
- **Site Location**
- **Size of Project**
 - **Expansion Options**
- **Facility Design Criteria**
- **Facility Control**
- **Access to Utilities**
- **Financing Options**
- **Tax Implications**
- **Long Term Contracts**

Key Take Aways

- **Experienced team with financial capacity**
- **Transfer risks to private sector partner**
- **Allows State to focus on delivering government services**
- **Maximizing utilization of State asset**
- **Best value for money**
- **Full service solution**

THANK YOU



***Delivering Innovative Public Private Partnership (P3)
Solutions To Address Public Sector Challenges***